



NORTHSTAR CONSTRUCTION DELIVERS 1,700-SQUARE JM TPO ROOF

JM TPO Adhered System Put In Place To Withstand The North East Costal Climate



Description: 75 Jackson Road is a 1,700-square roofing project completed by NorthStar Construction Services Corp. for a new shell building intended for future tenant build-out. The roofing assembly included a fully adhered 60-mil Johns Manville (JM) TPO membrane, installed over nine inches of ENRGY 3® polyiso insulation with a 6-mil poly vapor barrier on a metal deck. The system was selected for its pliability, consistent material quality, and competitive pricing—critical features for a long-lasting, dependable roofing solution in new construction.

Challenge: Installing a fully adhered TPO system over thick insulation on a steel deck involved several challenges, including tying the roof vapor barrier into the wall barrier behind precast panels. Working from fall to spring, the crew also navigated snow, ice, and temperature swings, making monitoring adhesive flash-off times crucial for long-term durability.

“Figuring out how to tie into the wall vapor barrier behind the precast panels while dealing with shifting weather made this one of our most technically demanding installs,” said Ryan Dill, Senior Project Manager at NorthStar.

Solution: NorthStar’s experienced team and phased approach helped maintain momentum and quality throughout the project. Roofing work began before parapet walls were erected, allowing for an accelerated schedule and uninterrupted installation from ridge to drain lines. When crane access was limited, the crew used powered roof chariots to efficiently transport materials across the deck, helping maintain steady progress.

The JM TPO membrane was instrumental to the project’s success, offering the flexibility needed for clean, consistent welds at critical transitions like overflow scuppers and parapets. “JM was chosen not only for their outstanding service, but the quality of their materials, specifically their TPO is more pliable than others in the network” said Ryan Dill. Combined with high-R-value insulation and a well-integrated vapor barrier, the final system delivers a durable, energy-efficient solution built to perform for years to come.

Location:
Devens, MA

Contractor:
NorthStar Construction Services Corp.
Ryan Dill, Sr. Project Manager
JM Peak Advantage® Summit Club® Contractor

Materials Supplier:
NorthBridge Building Products
Tristan Boylan, Partner

JM Roofing System Solution (ST6RA):
20-Year Peak Advantage®

ENRGY 3® 28
JM TPO 60-mil
JM LVOC Membrane Adhesive